

AMERICAN FORK CITY COUNCIL
JUNE 23, 2016
WORK SESSION MINUTES

Members Present:

James H. Hadfield	Mayor
Kevin Barnes	Councilman
Rob Shelton	Councilman

Members Absent:

Carlton Bowen	Councilman
Brad Frost	Councilman
Jeff Shorter	Councilman

Staff Present:

Craig Whitehead	City Administrator
Camden Bird	Administrative Management Analyst
Terilyn Lurker	City Recorder
Jay Christensen	Code Enforcement Officer
Lynn Ruff	Interim Finance Director
Kriss Garcia	Fire Chief
Kasey Wright	Legal Counsel
Darren Falslev	Interim Police Chief
Audra Sorensen	Public Relations/Economic Development Director
Dale Goodman	Public Works Director
Adam Olsen	Senior Planner
Wendelin Knobloch	Associate Planner

Also present: Rob Smith, Darrell Child, Shae Haws, Dale Gunther, Phil Gunther, Geoff Dupaix.

Mayor Hadfield welcomed everyone. Councilman Bowen was excused and Councilman Frost would be late.

WORK SESSION

1. Report by the Alpine School District

Rob Smith, Assistant Superintendent of Alpine School District, was present for this report. He thanked them for this opportunity and explained he wanted to give them a brief update on the school district, which was celebrating their 100th year.

Mr. Smith stated they were growing and continued to grow as they were the largest school district in the State of Utah. They were currently just under 77,000 students and expected over 6,000 students over the next five years. There were 56 elementary schools, 12 middle level schools, 9 high schools and 6 special purpose schools serving 14 municipalities. They had 41,600 elementary students, 17,242 middle level students, 16,178 high school students, and 840 special school students.

Mr. Smith reported a new 345,000 square-foot high school in Lehi would be opening up

for those in grades 9 through 12 totaling just under 2,000 students. They would also be opening a new elementary school in Saratoga Springs. He explained when high schools were built years ago, they built it for 700 students and then continually added on to the schools as growth occurred.

Mr. Smith explained that in order to take a large organization and make it small, they used a concept called “clusters” where they split the district into smaller units. This allows them to deal with unique issues in that community and to coordinate different activities such as transitioning between elementary school and junior high.

Mr. Smith wanted to report on three areas: Academic Achievement, AAA Rating, and 2016 Bond information.

AAA Rating

Alpine School District was the first district in Utah to earn the AAA Rating. Only 73 districts out of 13,900 districts have achieved this rating, with only eight being in Utah and only one outside of Salt Lake County.

Academic Achievement

Mr. Smith stated Alpine School district had great kids, great families and great communities and that made it possible to do amazing things. He reported they had the highest number of scholarships awarded for our graduating classes. The district has a 92.3% graduation rate, which was nearly unheard of. The current year would be 93%; there are 3% of students that would not graduate due to drop outs, 3% of special needs students who receive certificates, and 3% in a transitory state they were working with to make sure they have as much opportunity to graduate. There were many students at East Shore trying to meet graduation requirements by September 30, 2016.

Mr. Smith stated there were two schools recognized as “Reward schools” and Greenwood Elementary was one of the schools. Greenwood Elementary had the highest growth from start to finish of school year. Alpine School district had the 2016 Teacher of the Year, the 2106 UASSP Middle School Principal of the Year, 2106 State PTA Principal of the Year, over \$40 million in scholarships, three of fourteen State Sterling Scholars with seven of twenty-eight runners up. There were many extracurricular activities where district schools have achieved excellence.

Proposed Bond Information

Mr. Smith stated they may have heard the possibilities of a bond. He noted tremendous growth was taking place in north Utah County. They held community meetings at all of the middle schools, had a focus group, and hired a consultant to do some research. They also surveyed 1135 registered voters and surveyed all parents of the 75,000 students where they received 6,000 responses back.

In order to meet the needs due to growth, they were looking at one new high school, two new middle schools, five or six elementary schools and property for future schools. They needed to work on reconstruction projects such as finishing Lehi High School, renovate Mountain View High, re-build elementary schools, Clear Creek education center, and roof replacements. Mr. Smith noted that it was the perfect time to finish Lehi High School as the student population would decrease with the opening of Sky Ridge High

School. He noted it costs approximately \$4.1 million to replace a roof on a high school, and they had several high schools that would need their roofs replaced. Mr. Smith stated they created master plans to rebuild the high schools over time. Safety and security would also be addressed to secure entrances for elementary schools, security cameras, and key card access points. Another area would be to upgrade and provide opportunities for kids in the digital age.

Mr. Smith reported that the tax payers would not see a property tax increase from this bond. They also use cash to pay for some facilities and upgrades, such as the addition to the Lehi High School. He explained that they have different “mortgages” for the bonds and they have tried to layer it in such a way they can keep the payment the same so they can layer in new improvements. They have a 15 year payout, which was more aggressive than most government entities.

Mayor Hadfield asked if the bond would be on the ballot in November. Mr. Smith stated the board would make the decision in August. The maximum they have talked about was \$386 million. If they still want to give feedback, they could access the link off the school district website.

Mayor Hadfield stated they have had bonds in the past and American Fork has always received their fair share of the funds to improve our schools. He recognized the good things Mr. Smith has done. It was noted the next phase would be to look at the Arts side of the American Fork High School, such as the band room and the auditorium. Mr. Smith reported that this work was slated in the five to ten year plan, but that could change after the board meeting. Mr. Smith noted when the second auditorium was built at the Junior High School, they did so with the reconstruction at the High School in mind so they would still have a place to perform.

Councilman Shelton commented that the Junior High still had issues with the busses and cars and the traffic. Mr. Smith stated they would be working on that this summer by asphaltting where the trailers were and then re-striping and looking at the traffic pattern. Mr. Smith wanted to thank staff and commented that the Hawk signal has improved traffic flow.

2. Discussion of the 2016-2017 Property and Liability Insurance. (Requested by Terilyn Lurker, Recorder)

Darrell Child of Olympus insurance was there for the presentation.

Mr. Child stated that every year they go through and update the risks of the city, vehicles, etc. This year they did a more expensive process with a complete canvassing of insurance providers. The booklets provided earlier give an overview the details of the work. They have very rigorous standards on which they work with the insurance companies to assure only the highest qualified providers give proposals. They received 12 responses and narrowed that down to the four best providers.

Mr. Child stated there was a table that summarized the top four carriers; all four were good insurance companies. He stated that OneBeacon has done an excellent job for the past five years for the city; they had a good consistent track record in how they have priced their products. One of the key benchmarks was to make sure they have a good

longstanding history of providing consistency what they were looking for. They feel that OneBeacon fit the bill well, although they were not the lowest. They do not necessarily pick the lowest if they have a good track record with that company. Mr. Child would recommend One Beacon, but it was up to the council if they stay or if they choose another carrier.

Mr. Child stated this proposal outlined the terms for each provider. He noted the best provider for the property was AFM and they have an outstanding track record. The feedback was they were responsive and took care of the city's needs. Their pricing model was consistent, despite the high payouts of the bubble and turnout gear of the fire department. He felt their responsiveness was duly noted.

Mr. Child stated the process was very fruitful and there was a 10% rate reduction to the cost to the city without a decrease in coverage. The last page under Tab 1 was a table of the liability carrier and premium. He noted the city has done many things to help with keeping the premiums down such as the safety committee recently implemented.

Mayor Hadfield commented that One Beacon was the current provider and they have had Travelers in the past. He asked Mr. Child if it was their recommendation to stay with One Beacon and Mr. Child stated it was.

3. Follow up discussion on the deer management/harvest program in the area of Quail Cove
Shae Haws was present for this, representing Humphries Archery.

Mr. Haws stated that deer in communities has become a widely talked about problem for many communities. About five years ago, this started when Highland City approached Humphries Archery to come up with a program to help with the deer population. It was felt that archery was the safest option in removing the deer. Humphries Archery has come up with a plan to remove the deer safely and discreetly with the ability to harvest the deer so that people in the community had the opportunity to use the meat. He reported that they have not received any complaints from Highland City in the three-year period they have been involved in this program. He noted they have gone from approximately 80 plus car-deer accidents a year down to eight a year, saving the citizens about \$300,000 in insurance claims. Their goal was to eliminate dead deer on the side of the road and accidents involving deer.

Mr. Haws explained that they take a “specialist” and put them through a training course so they were properly trained. The specialist was required to meet certain requirements before they allowed them to work in the program. This was a hunting scenario and they could not predict what the animal would do, so training was important. The specialists were required to recover every arrow they shot and they needed to be very discreet when they were removing a deer. They did not want to be seen and they were creative in how they removed some of the deer without being noticed. He shared an experience of how they removed a deer near a bank drive-through without anyone knowing what they had done.

Mr. Haws further explained that this program involved a coordinator from the City, the Police Chief, and a specialist from Humphries Archery. When an archer was in the field, a text was sent out so everyone involved would be aware of what was going on.

Communication was very important. There was a log of when the specialist signed in, signed out, if an animal was removed, if they shot an arrow and retrieved that arrow, and where the deer was taken. If they shoot an animal and cannot find it, the city was informed.

Once the deer has been killed, it was then taken to someone who was willing to take the meat. When the program first started the meat was being donated to charity, however, they now had people sign up to take the meat to feed their families. There was one instance where the meat was much needed for a family and helped feed them for quite a while. Mr. Haws stated there was a gentleman in American Fork willing to cut up the meat for those in need.

Mr. Haws stated that they ask the City to hold an open house to allow citizens to come and show where the deer were and how many there were in that location. They would then go to those areas to see where they could safely set up to harvest the deer. He stated they do not trespass into yards without permission.

Mr. Haws explained that the City would have to obtain a COR from the Division of Wildlife Resources to start the program. To obtain that permit, they have to have an accurate count of deer in the city and Humphries could help with that. He stated they charge \$2,500 to do that deer count and they ask for a three-year contract at \$5,000 per year. If they do the deer survey, the \$2,500 can go toward that \$5,000 the first year. If they do not like the lethal option, they do have the option to relocate the deer but the cost was double as they have to pay the DWR for relocation; there are also tests that may have to be done on the deer before they are relocated. The DWR also charged between \$250 and \$300 to remove the deer.

Mayor Hadfield stated the complaints they have had come from the Quail Cove area by the Developmental Center, but there are other neighborhoods on the south end of town.

Mr. Haws noted they do not harvest bucks as they disappear when there are no does in the area.

Phil Gunther asked if this program could be administered year round. Mr. Haws stated they typically start in August and end December 31 as that was the safest time to remove them. Phil Gunther asked if they could petition the DNR to extend the time frame, as it seems the movement happens when the snow melts. Mr. Haws stated that was a possibility but the DNR does frown upon that.

Dale Gunther commented that Jeff Mitchell told him he got deer in the spring time so he writes a letter to the DWR telling them that if they do not take care of the problem by a certain date he would take care of them. Dale Gunther asked what the difference was and he was told that the property was probably in the county.

Councilman Barnes asked how long the process would take from the time of decision to getting permission. Mr. Haws did not think they could get the permission in time for this year because they would have to have the deer survey completed; they may have permission for a month or two this year if they get the paperwork turned in. Mr. Haws stated the DWR does require they have so many deer to say it was a problem; however,

deer multiply rapidly and a small problem could become a larger problem down the road. Mr. Haws stated they do have the paperwork they could go through with the City.

Mayor Hadfield asked if they have game cameras and Mr. Haws stated they did and explained they have cameras that transmit photos to phones. They do not want to spend ten hours sitting in a blind waiting for the animal, so the cameras allow them to know when the deer was there. Mr. Haws noted that the average removal time was three to four hours per animal.

Mayor Hadfield stated this had been put off long enough and asked the police department to move this forward. Mayor Hadfield thanked Mr. Haws for the presentation.

4. Discussion and presentation regarding implementation of the Main Street Vision along a portion of State Street (US 89). (Requested by Adam Olsen, Planning)

Geoff Dupaix was here for this presentation on the Main Street Vision implementation. He indicated that last fall they worked with staff on the Phase II of the Main Street Vision plan. They identified key concepts within the city to help Main Street evolve. With UDOT owning and operating Main Street and the Alpine Highway, there were certain restrictions but at the same time they needed to take advantage of including items in the UDOT projects that would be taking place in the city.

Next year, there was the re-alignment of 200 East and Main Street as well as widening 100 East from Main Street to 300 North. Doug Bassett of UDOT has been involved in this study and the city has worked with him to increase the betterment funding from UDOT to add amenities to improve the look and feel. However, UDOT's betterments were not what the city wanted to implement. For example, the plan for the 200 East median by Central Bank was to put in topsoil and mulch; through negotiations, UDOT would now put in grass. There were things they could do to help start implementing this vision.

Mr. Dupaix stated they were asking for a little over \$200,000 for hardscape elements such as lighting and gateway towers. With 200 East, they would essentially close off Main Street for through traffic as that intersection would become right in-right out and they had an opportunity as a city to improve that median.

Mr. Dupaix stated they have the gateway concepts at a cost of \$60,000 each and those would provide an opportunity to let people know they were in American Fork. In combination with lighting and landscaping, they could make Main Street stand out. With the new street light on 300 East, it would change traffic patterns and alleviate pressure off of 100 East and Main Street. If the city was willing, they could put in landscaping and trees, with an opportunity to have the signal poles powder coated to match the future lighting. A small change would make a big impact.

Mr. Dupaix stated that with the street lighting, the committee settled on two light poles. There were 24-foot colonial style light fixtures and 18-foot light poles that would be black, powder coated. Mr. Dupaix explained the gateway concept was clock towers that could be placed in one of four places, and they were recommending them to be in the area of 200 East. Mr. Dupaix stated there were other materials that could help enhance the look and feel such as fencing and furnishing like benches and trash cans. He stated they

had some landscaping features that would blend in and work with the areas.

Mr. Dupaix stated he had a cost breakdown. The landscape elements were about \$20,000 for irrigation, trees, shrubs, etc. If they want to implement this, it could be one amount they pay to UDOT to get those in. The hardscape would include lighting, benches, pavers, conduit for another \$50,000. The towers were about \$60,000 each and they would like to put in two towers. Mr. Dupaix stated that the longer they wait with hardscape features, the higher the price would be.

Dale Gunther pointed out the 200 East intersection would be right in and right out but he thought there would be a light at that location. Mr. Dupaix explained that as they worked out the details, they found it would so close to 100 East and they felt that would create additional problems on 100 East. It was explained that the patrons to the businesses in that area would go to 300 East and then to Main Street. Mr. Dupaix talked to Central Bank and they were excited to hear something would be done at that intersection. Other businesses were okay with the change.

Audra Sorensen stated that she and Adam Olsen were at a meeting when they were told construction would be happening this summer. It was clarified to her at the meeting that was incorrect and construction would start next year, which Ms. Sorensen was grateful for. Ms. Sorensen stated they were communicating to the businesses that instead of the vision plan, UDOT was planning a grass strip. A year ago, the Council was in favor of making sure they did have all the betterments in place so they do not lose the opportunity. If the first project was done well, it would create a momentum and help them obtain grant money. Ms. Sorensen stated they wanted to approach the Council to see if they were still committed to this and if they were, they need to work harder together to make sure the projects were completed the way the city wanted. She was working with Jason Burningham for RDA funding. Ms. Sorensen stated she also talked to Central Bank and asked them if they would be willing to contribute to make the median a nicer project and they said they would be willing to participate but was unsure at what level they would participate. Ms. Sorensen stated they need direction from the Council as to the use of General budget funds to match grants and to meet the stop gaps so they do not end up with a sub-par project. It was noted this would come out of the 2017-2108 budget.

Mr. Dupaix stated that construction was scheduled next year, but they try to get the bid documents out in November. The time frame was more compressed than the actual construction time frame.

Dale Gunther stated that last year, he met with the council in a work session where he asked if the city would be willing to match fund improvements for the bank between Church Street and Merchant Street. They would fund half the cost and he thought the council was in favor of that. Mr. Gunther also thought the city put away \$100,000 several years ago for downtown.

Ms. Sorensen stated that if it went out to bid in November, they need to make sure the city would pay for it if they want the betterments. Mayor Hadfield stated that as they come up, he asked for any excess on the 2015-2016 budget to go toward the cash reserves and he would suggest they put some toward the betterment plan. Ms. Sorensen clarified that Dale Goodman had the okay to make sure Nestor Gallo had all the betterments

included and Mayor Hadfield stated that was correct and they would do what they needed to do to find the funds.

Mr. Dupaix stated he would recommend that they start thinking about getting the infrastructure in where they can, as that would make it easier in the future.

Dale Gunther stated that over the years, the city has given Woodbury Corporation funding to help with the Meadows project. He suggested that when that was paid off they consider using some of those funds to help with Main Street. Mayor Hadfield thought there were several areas they could look at.

ADJOURNMENT

The meeting adjourned at 5:05 p.m.

A handwritten signature in cursive script, appearing to read "Terilyn Lurker".

Terilyn Lurker
City Recorder